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# UNO-Facilities-Development-Plan-Update-Fall-2013-Space-Needs-Analysis

UNO Facilities Management and Planning  
*University of Nebraska at Omaha*

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# SPACE NEEDS ANALYSIS

SPACE CATEGORY	Fall 2011 Student Headcount = 14,620 Staff Headcount = 1,503				Plan Horizon Student Headcount = 19,184 Staff Headcount = 1,762			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	128,189	122,765	3,424	3%	126,439	158,453	(32,014)	(25%)
Teaching Laboratories & Service	113,211	112,354	857	1%	120,457	139,858	(19,401)	(16%)
Open Laboratories & Service	90,406	89,852	754	1%	90,406	102,638	(12,232)	(14%)
Research Laboratories & Service	51,944	53,410	(1,466)	(3%)	52,354	77,307	(24,953)	(48%)
Academic Offices & Service	230,851	210,010	20,841	9%	237,682	249,225	(11,543)	(5%)
Physical Education & Recreation	192,670	167,251	25,419	13%	192,670	211,943	(19,273)	(10%)
Other Academic Department Space	60,016	61,637	(1,621)	(3%)	60,936	69,549	(8,713)	(14%)
<i>Academic Space Subtotal</i>	<i>865,287</i>	<i>817,079</i>	<i>48,208</i>	<i>6%</i>	<i>880,944</i>	<i>1,009,073</i>	<i>(128,129)</i>	<i>(15%)</i>
<b>Academic Support Space</b>								
Administrative Offices & Service	92,667	98,190	(5,523)	(6%)	106,187	111,380	(5,193)	(5%)
Library	122,488	121,469	1,019	1%	122,488	142,164	(19,676)	(16%)
Athletics	141,007	210,607	(69,600)	(49%)	141,007	310,707	(169,700)	(120%)
Assembly & Exhibit	51,470	64,888	(13,218)	(26%)	75,860	85,422	(9,562)	(13%)
Physical Plant	23,945	49,017	(25,072)	(105%)	23,945	64,612	(40,667)	(170%)
Other Administrative Department Space	13,829	16,810	(2,981)	(22%)	15,159	21,994	(6,835)	(45%)
<i>Academic Support Space Subtotal</i>	<i>445,406</i>	<i>560,781</i>	<i>(115,375)</i>	<i>(26%)</i>	<i>484,646</i>	<i>736,279</i>	<i>(251,633)</i>	<i>(52%)</i>
<b>Auxiliary Space</b>								
Student Center	86,876	124,271	(37,395)	(43%)	86,876	163,064	(76,188)	(88%)
Health Care Facilities	1,847	2,193	(346)	(19%)	1,847	3,837	(1,990)	(108%)
<i>Auxiliary Space Subtotal</i>	<i>88,723</i>	<i>126,464</i>	<i>(37,741)</i>	<i>(43%)</i>	<i>88,723</i>	<i>166,901</i>	<i>(78,178)</i>	<i>(88%)</i>
<b>CAMPUS TOTAL</b>	<b>1,399,416</b>	<b>1,504,324</b>	<b>(104,908)</b>	<b>(7%)</b>	<b>1,454,313</b>	<b>1,912,253</b>	<b>(457,940)</b>	<b>(31%)</b>
<i>Childcare Center</i>	<i>3,823</i>				<i>3,823</i>			
<i>Inactive/Conversion Space</i>	<i>766</i>				<i>0</i>			
<i>Off Campus</i>	<i>5,813</i>				<i>5,813</i>			
<i>Scott Conference Center</i>	<i>15,818</i>				<i>15,818</i>			

UNO Existing and Plan Horizon Space Needs Analysis

## SPACE NEEDS ANALYSIS

Existing and Plan Horizon space needs were generated for UNO's campus based on guidelines rooted in the 1987 UN space guidelines. At the campus wide level, the guideline generated an existing deficit of 105,000 ASF. For the Plan Horizon (accommodating growth to 20,000 students), the guideline generated a deficit of approximately 450,000 ASF. Athletics and Student Center account for nearly 250,000 ASF of this space need. The largest space need beyond Athletics and Student Center include Classrooms and Physical Plant.

New construction and renovations on UNO's campus incorporated in the Plan Horizon assumptions include:

- Biomechanics Research Facility (14,891 ASF/22,820 GSF)
- Community Engagement Center (39,240 ASF/60,000 GSF)
- Peter Kiewit Institute Remodel (54,00 NSF)

## APPLYING SPACE NEEDS TO CAMPUS

Assignable square feet (ASF) was used to depict space needs as part of the Space Needs analysis. ASF describes the amount of interior space between walls that constitutes the area required for a given program. ASF does not include corridors, circulation space, rest rooms, other building support spaces or structural elements like walls and columns.

For master planning purposes, gross square feet (GSF) is used to depict the total enclosed area of future buildings in the Campus Master Plan. The ratio of ASF to GSF describes a building efficiency that varies by building type. For the purpose of this master plan, GSF numbers used to describe future building projects are derived from the ASF planning targets using a 65% efficiency.

The Space Needs Analysis highlights general Plan Horizon deficits in each primary space category, including:

- Academic Space **128,000 ASF/205,000 GSF**
- Academic Support Space **250,000 ASF/400,000 GSF**
- Auxiliary Space **78,000 ASF/125,000 GSF**

## ACADEMIC SPACE GROWTH

**205,000 GSF** of Academic Space Needs includes Plan Horizon deficits for:

- Classroom & Service
- Teaching Laboratories & Service
- Open Laboratories & Service
- Research Laboratories & Service
- Academic Offices & Service
- Physical Education & Recreation
- Other Academic Department Space

The largest Academic Space Needs include:

- Classrooms and Laboratories
- Research Laboratories
- Recreation and Physical Education Space

## ACADEMIC SUPPORT SPACE GROWTH

**270,000 GSF** of Academic Support Space Needs includes Plan Horizon deficits for Athletics and **130,000 GSF** of other support space. Deficits for Academic Support Space include:

- Administrative Offices & Service
- Library
- Athletics
- Assembly & Exhibit
- Physical Plant
- Other Administrative Department Space

The largest space needs in the Academic Space category include:

- Ice Hockey Arena
- Shops and Central Storage Space
- Library

## AUXILIARY SPACE GROWTH

**125,000 GSF** of Auxiliary Space Needs includes Plan Horizon deficits for:

- Student Center
- Health Care Facilities

## CANDIDATES FOR REPLACEMENT

Replacement opportunities as part of the Campus Master Plan could include up to **350,000 GSF** of space.

Specific replacement opportunities are outlined in Chapter 3.